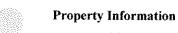
## TEXAS AVENUE CORRIDOR STUDY PROPERTY INVENTORY SURVEY FORM

Property ID: R34407	



property address: 513 CRESCENT

legal description: NORTH OAKWOOD, BLOCK 2, LOT 2

owner name/address: LINCECUM, CHARLES W & LUCIA C

18181 DOGWOOD CREEK RD

	THORNTON, TX 76687-2008	
full business name:		
land use category:	Sing-Fam 108	type of business:
current zoning: 20-		occupancy status: 600 pick
lot area (square feet):	13,500	frontage along Texas Avenue (feet):
lot depth (feet):	1. 63	sq. footage of building: 1,927
	min. lot area standards	min. lot depth standards min. lot width standards
Improvements		industrial and the day of the contraction of the co
		# of stories:
type of buildings (spec	cify): <u>(1) 00 d</u>	
building/site condition	n: 5	
buildings conform to r	ninimum building setbacks:	≥ yes □ no (if no, specify)
approximate construct	ion date: 1950 acces	ssible to the public: pyes on no
possible historic resou	rce: ⊠yes □ no sidew	valks along Texas Avenue: □ yes 🕍 no
other improvements:	yes no (specify)	•
		(pipe fences, decks, carports, swimming pools, etc.)
Freestanding Signs		
□ yes ⊭no		□ dilapidated □ abandoned □ in-use
# of signs:	type/material of sign:	
overall condition (spec	:ify):	
		no (specify)
Off-street Parking		
O .	parking spaces striped:	yes 🗆 no # of available off-street spaces:
y -	concrete other	
, · · · · · · · · · · · · · · · · · · ·	f .	ficient off-street parking for existing land use: Eyes one
overall condition:	50Å	and use. sayes and
To the state of th	ders: □ ves ⊠no:	

Curb Cuts on Texas Avenue
how many: curb types: □ standard curbs □ curb ramps curb cut closure(s) suggested? □ yes □
if yes, which ones:
meet adjacent separation requirements:   yes   no   meet opposite separation requirements:   yes   no
Landscaping
of yes □ no (if none is present) is there room for landscaping on the property? □ yes □ no comments: well maintain d
Outside Storage
yes pro (specify)(Type of merchandise/material/equipment stored)
(Type of merchandise/material/equipment stored)
dumpsters present: □ yes ono are dumpsters enclosed: □ yes ono
Miscellaneous
is the property adjoined by a residential use or a residential zoning district?
yes no (circle one) residential use residential zoning district
is the property developable when required buffers are observed?
if not developable to current standards, what could help make this a developable property?
accessible to alley: □ yes † no
Other Comments: